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**APPENDIX “C” FEE SCHEDULE**

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**35-C101 Generally****(a) Purpose**

The purpose of this appendix is to establish the fee amounts for administrative fees, which are designed to defray the costs incurred by the city for administering this chapter and/or for providing off-site infrastructure attributable to new development.

**(b) Amendment**

The fees established herein may be revised from time to time provided, however, that the fees shall not exceed the reasonably anticipated costs associated with the issuance, investigation and monitoring of permits required by this chapter.

**(c) Effect**

No application for development approval shall be accepted until the applicant has paid all processing fees as set forth herein. Fees paid shall be non-refundable except as provided in Subsection (f), below.

**(d) Earmarking**

There shall be established with the city treasurer an escrow fund for purposes of reimbursing the departments responsible for processing the permit applications subject to this appendix for services rendered in connection with administration of this chapter. Said escrow account shall include the proceeds of the project review fees established in §§ 35-C102 through 35-C105 herein. The funds contained in said escrow account shall be used solely to reimburse the departments for actual costs associated with administration of the this chapter including, but not limited to, compensation for staff time and salaries attributable to the processing of permits, agency attendance fees, project notification costs, and related costs.

**(e) Credit**

The applicant may apply to the board of adjustment for a credit against a fee previously paid in the event that a portion of the costs of review and processing is duplicative, pursuant to the standards of applicable case law or statutes then in effect.

**(f) Refund**

After the approval, conditional approval or denial of an application for approval as set forth herein, the city shall refund to the applicant any unexpended or unencumbered balance of the escrow account established herein for said application.

**35-C102 Zoning Fees****(a) Generally**

When an application is filed for a change of zoning district boundaries or for any change of the zoning ordinance or classification, such application shall be accompanied by one-half of the filing fee specified in subsection (b) prior to consideration of the application by the zoning commission. A second fee in the same amount (i.e., one-half of the filing fee specified in subsection (b), below) shall be required prior to consideration of an application by the city council. In addition to the filing fees specified above or to the fees required by § 35-703 for nonconforming rights, an additional fee as specified in herein shall be required by the San Antonio Water System when an application is filed which requires preparation of a report by the watershed quality planner of the San Antonio Water System.

### (b) Fees Established

The following fees are established for zoning cases and zoning related matters. All fees shall be paid at the time an application is filed or the service is requested.

(A) Permit, Development Order, Document or Action	(B) Fee Amount
Zoning commission or City Council filing fees (not combined)	0 to .5 acre . . . \$ 350.00 ea. 0.5 to 5.0 acres . . . \$715.00 ea. 5.01 to 10.0 acres . . . \$890.00 ea. 10.01 to 25.0 acres . . . \$1,070.00 ea. 25.01 acres or more . . . \$1,260.00 ea.
Conditional Zoning District Fee	\$160.00
Zoning case postponement fee	\$405.00
Plan review fee	\$370.00
Zoning verification fees	Property . . . \$135.00 Site improvements . . . \$210.00
Notification list fee	\$100.00
Nonconforming rights registration fee.	\$50.00
Board of adjustment fee	\$300.00
Board of adjustment postponement fee	\$125.00
Environmental assessment fee	ERZD only . . . 1.5 times zoning commission filing fee
Overpayment refund fee, per refund	\$50.00
Sales of aerial plots/per linear ft.	\$25
Underground Storage Tank Edwards Aquifer Transition Zone Fee	Same as Zoning Commission fee
Notification list prep fees, per set	\$6.00
Master plan policies document sales, per copy	\$35.00 per color copy \$5.00 per black and white copy
Reproduction (special processing requirements), based on publication	\$15.00 per hour plus 20% overhead
Reproduction charges computer generated maps, per linear ft.	\$25.00
Sale of blue-line maps, copy	\$ 8.00 + tax
Aerial photography, per sheet	\$ 25.00
Neighborhood directory fee, per directory	\$ 40.00 paper \$25.00 CD
Neighborhood, Community, and Perimeter Plans	Varies \$2.00 to \$46.00 per plan \$5.00 per CD
Historic design review commission application	0-5,000 square feet.....\$ 75.00

fee	5,001 to 10,000 square feet ... \$ 100 10,001 to 20,000 sq. ft. ... \$ 150.00 20,001 to 50,000 sq. ft. ... \$ 300.00 50,000 + sq. ft. . . \$ 400.00 + \$ 5.00 per additional 1,000 square feet
Neighborhood, Community and Perimeter Plans plan amendment fee	0 to 0.5 acres = \$700.00 0.501 to 5.0 acres = \$1,430.00 5.01 to 10.0 acres = \$1,780.00 10.01 to 25 acres = \$2,140.00 25.01 acres or more + \$2,520.00
Sale of digital map files	\$15.00 per hour plus 20%
Penalty for work without a certificate of appropriateness issued by the historic design and review commission (per incident)	\$ 75.00
Facility Parking/Traffic Zone (96038) Commercial Parking lot permit	\$ 150.00

(Ord. No. 96038 § 2: Ord. No. 96407, Ord. No. 101816)

### 35-C103 Subdivision and Platting Fees

The following fees are established for plats and subdivision related matters. Platting fees shall be paid at the time of plat application. Any adjustments to the platting fees and other plat related fees shall be paid at the time of formal plat filing. Other fees shall be paid at the time of application.

(A) Permit, Development Order, Document or Action	(B) Fee Amount
Major subdivision plat fees	Base fee . . . \$ 625.00. Single family development (per lot*) . \$ 64.00 Nonsingle family development (per acre*) . . . \$480.00
Minor plats	0 to 3 acres . . . . . \$ 595.00 3.1 to 10 acres . . . . . \$ 805.00 10.01 to 20 acres . . . \$1,075.00 20.1 or greater . . . . . \$1,610.00 Per lot . . . \$58.71 Per acre over 20.1 . . . . \$ 110.00
Development plat, per plat	\$ 563.00
Amending plat fee	\$ 525.00
Variance fee, per request	\$ 151.00
Plat deferral fee, per request	\$ 410.00
Time extension fee	\$ 263.00
Vacating declaration fee	\$ 295.00
Replat fee, with notification fee	\$ 460.00
Emergency add-on fee	\$ 442.90
Plan amendment fee, per amendment	\$ 525.00
Notification list fee:	Inside city limits . . . . \$ 104.00 Outside city limits . . . \$1 04.00
Street name change application fee	\$ 250.00
Street name change installation fee (per sign)	estimate

Postponement of planning commission hearing fee, per processed postponement	\$ 309.00
Development rights determination	\$ 145.00
Design Criteria Manual	\$ 45.00

- This does not include lots or acres reserved for parks or open space pursuant to § 35-503 of this Chapter.

The following fees are established for Master Development Plans, Planned Unit Developments, Vested Rights Determination and Consent Agreements. All fees shall be paid at the time an application is filed or the service is requested.

Plan (Completeness) Review Fee, per Review	\$ 500.00
Plan Amendment fee, per Amendment	\$ 500.00
Vested Rights Determination	\$ 160.00 for homestead property (1 to 3 acres) and \$ 500.00 for single-family residential (over 1 lot or 3 acres) and commercial properties.
PUD Mailing List	\$ 100.00
Project Definition Affidavit	To Be Determined
Consent Agreement – Vested Rights	\$ 500.00

(Ord. No. 94586; Ord. No. 94587; Ord. No. 96407, Ord. No. 101816)

### **35-C104 Zoning Verification Fees**

The department of planning will provide written verification of the zoning classification of a property and/or compliance of site improvements with the zoning requirements upon payment of the appropriate fee(s) explained in Exhibit C.

### **35-C105 Traffic Impact Analysis (TIA) Review Fees**

The following fees are established for TIA review. All fees must be paid at the time the TIA is submitted for review.

(A) Permit, Development Order, Document, or Action	(B) Fee Amount
Level 1	\$ 300.00
Level 2	\$ 800.00
Level 3	\$1,000.00

### **35-C106 Water/Wastewater impact fees**

Impact fees for water/wastewater service are governed by the San Antonio Water System's Utility Service Regulations which are adopted as a part of this article.

### **35-C107 Sexually Oriented Businesses**

A "sexually oriented business certificate of occupancy fee" of five hundred seventy-five dollars (\$575.00) shall be paid to the City of San Antonio with the submission of each application for a certificate of occupancy for a sexually oriented business to pay for the cost of review and verification of accuracy of the application, survey maps, ownership information, and conformance with other certificate requirements.

### **35-C108 Vested Rights Determination**

For a homestead (1 lot or less than 3 acres) a fee of one-hundred sixty dollars (\$160.00) and for residential over 1 lot or 3 acres or more a fee of five-hundred dollars (\$500) shall be paid for the processing of any vested rights determination pursuant to § 35-711 of this Chapter.

(Ord. No. 94586)

### **35-C109 Stormwater Management Fees**

The following fees are established as fee-in-lieu of providing detention for participation in the regional storm water management program of the City of San Antonio. When approved by the director of public works the fees must be paid before a subdivision is recorded or a building permit is released.

(A) Development Type	(B) Minimum Fees
Detached single family and two-family duplex residential developments	\$ 1,200 per acre or \$750 per lot, whichever is less
Residential development other than single family or two-family	\$ 1,600 per acre
Nonresidential with less than 65% impervious cover	\$ 2,600 per acre
Nonresidential with impervious cover of 65 % or greater	\$ 3,000 per acre

### **35-C110 Tree Preservation and Woodland Preservation Fees**

The following fees are established for purposes of issuing permits or taking related actions for purposes of the tree preservation standards and the woodland preservation standards. All fees shall be paid prior to issuance or certification of the action taken, and shall be earmarked as provided in § 35-C101, above.

#### **Basic Fees**

	Residential	Commercial
Tree Permit	\$ 35/Lot \$ 2,000 Maximum	\$ 75/Acre
Affidavit Option 1 No Protected Trees	\$ 35/Lot \$ 1,000 Maximum	\$ 75/Acre \$ 2,000 Maximum
Woodland Stand Permit	\$ 75/Acre \$ 2,000 Maximum	\$ 75/Acre \$ 2,000 Maximum
Plan Review Fee	\$ 75	\$ 75

#### **Miscellaneous Fees**

Tree Certification Credit	\$ 100/project & \$1/inch (Tree Mitigation Fund)
Tree Mitigation	\$ 100/inch (Tree Mitigation Fund)
Tree Maintenance License	\$ 150/Three Years (Four Hours Continuing Education)

(Ord. No. 97332 § 16)

### **35-C111 Master Plan Amendments**

A fee shall be paid for the processing of any master plan amendments pursuant to §35-421 of this chapter. All fees must be paid at the time the master plan amendment is submitted for review.

Ord. No. 98698 § 5).

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